

**Exhibit I-1 Public Project Sources and Uses Schedule
Eighth Amendment**

PUBLIC PROJECTS Each project has a reference to the section number of text in the Development Agreement	Total Cost	PUBLIC FUNDING SOURCES					SUBTOTAL PUBLIC	PRIVATE FUNDING SOURCES				SUBTOTAL PRIVATE	TOTAL COST
		Tax Increment Financing ¹	City System Development Charges ²	All Other City ^{3,4}	Federal ^{5,6}	State/ Regional Grants/ Credits ⁷		Local Improvement District	North Macadam Investors	Oregon Health & Science University	Other Private		
STREETCAR (PSU to RiverPlace) Sections 2.2.4, 6.3	18,200,000	1,733,000	-	12,680,000	787,000	-	15,200,000	3,000,000	-	-	-	3,000,000	18,200,000
STREETCAR (RiverPlace to Gibbs) Sections 2.2.4, 6.3	15,800,000	3,780,000	-	-	10,000,000	-	13,780,000	2,020,000	-	-	-	2,020,000	15,800,000
STREETCAR (Gibbs to Lowell) ⁸ Sections 2.2.17, 6.3	8,260,000	-	-	700,000	-	2,760,000	3,460,000	4,800,000	-	-	-	4,800,000	8,260,000
MOODY AVE Sections 2.2.14, 6.17	800,000	100,000	700,000	-	-	-	800,000	-	-	-	-	-	800,000
TRAM Sections 2.2.2, 6.2	57,000,000	8,500,000	-	-	-	2,000,000	10,500,000	30,500,000	2,500,000	13,500,000	-	46,500,000	57,000,000
NEIGHBORHOOD ACCESS IMPROVEMENTS ⁹ Sections 2.2.15, 6.18	11,173,345	578,000	1,186,000	-	9,409,345	-	11,173,345	-	-	-	-	-	11,173,345
PHASE I STREET IMP'TS - Public Obligations Sections 2.2.1, 6.1	6,901,715	3,786,715	2,315,000	-	800,000	-	6,901,715	-	-	-	-	-	6,901,715
PHASE I STREET IMP'TS - Private Obligations Sections 2.2.1, 6.1	8,700,000	-	-	-	-	-	-	5,655,000	3,045,000	-	-	8,700,000	8,700,000
MACADAM AVE Sections 2.2.12, 6.14	2,016,000	-	16,000	-	-	2,000,000	2,016,000	-	-	-	-	-	2,016,000
BOND AVE Sections 2.2.14, 6.16	2,129,000	300,000	1,829,000	-	-	-	2,129,000	-	-	-	-	-	2,129,000
BIOSWALE/STORMWATER OVERFLOW Sections 2.2.11, 6.13	365,200	40,600	-	-	-	-	40,600	-	324,600	-	-	324,600	365,200
STORM/SANITARY Sections 2.2.13, 6.15	350,000	350,000	-	-	-	-	350,000	-	-	-	-	-	350,000
PP&L TOWER RELOCATION Section 2.2.16	3,000,000	200,000	-	-	-	-	200,000	-	550,000	750,000	1,500,000	2,800,000	3,000,000
URA TRANSPORTATION STUDIES Section 3.1.2	250,000	250,000	-	-	-	-	250,000	-	-	-	-	-	250,000
TRANSPORTATION CONTINGENCY ¹⁰	3,000,000	3,000,000	-	-	-	-	3,000,000	-	-	-	-	-	3,000,000
Subtotal Transportation & Infrastructure Projects	137,945,260	22,618,315	6,046,000	13,380,000	20,996,345	6,760,000	69,800,660	40,320,000	9,029,600	17,295,000	1,500,000	68,144,600	137,945,260
AFFORDABLE HOUSING - Block 33 Parking Spaces	3,000,000	3,000,000	-	-	-	-	3,000,000	-	-	-	-	-	3,000,000
AFFORDABLE HOUSING - Block 33 Air Rights	3,000,000	3,000,000	-	-	-	-	3,000,000	-	-	-	-	-	3,000,000
AFFORDABLE HOUSING - Block 49 Acquisition	5,000,000	5,000,000	-	-	-	-	5,000,000	-	-	-	-	-	5,000,000
AFFORDABLE HOUSING - Construction Gap Financing	14,741,000	13,891,000	-	-	850,000	-	14,741,000	-	-	-	-	-	14,741,000
Subtotal Housing Projects Sections 2.2.7, 2.4.4, 6.11, 9.17	25,741,000	24,891,000	-	-	850,000	-	25,741,000	-	-	-	-	-	25,741,000
PARKS / GREENWAY (Initial Improvements) Sections 2.2.3, 6.5.1	1,031,000	-	-	-	-	-	-	-	519,000	512,000	-	1,031,000	1,031,000
GREENWAY IMPROVEMENTS Sections 2.3.1, 6.5.6	6,000,000	4,000,000	-	2,000,000	-	-	6,000,000	-	-	-	-	-	6,000,000
NEIGHBORHOOD PARK ¹¹ - Acq & Initial Imp'ts Sections 2.2.10, 6.4.1	8,500,000	6,500,000	1,800,000	-	\$ 200,000	-	8,500,000	-	-	-	-	-	8,500,000
NEIGHBORHOOD PARK - Final Improvements Sections 2.2.10, 6.4.2	4,000,000	4,000,000	-	-	-	-	4,000,000	-	-	-	-	-	4,000,000
Subtotal Parks Projects	19,531,000	14,500,000	1,800,000	2,000,000	200,000	-	18,500,000	-	519,000	512,000	-	1,031,000	19,531,000
OHSU Commercializable Research Space Section 11.2.13	5,000,000	5,000,000	-	-	-	-	5,000,000	-	-	-	-	-	5,000,000
BIOSCIENCE INITIATIVE Section 11.2.14	3,500,000	3,500,000	-	-	-	-	3,500,000	-	-	-	-	-	3,500,000
Subtotal Economic Development Projects	8,500,000	8,500,000	-	-	-	-	8,500,000	-	-	-	-	-	8,500,000
OHSU-Directed Project ¹² Section 3.2.3	3,400,000	3,400,000	-	-	-	-	3,400,000	-	-	-	-	-	3,400,000
Total Public Projects	\$ 195,117,260	\$ 73,909,315	\$ 7,846,000	\$15,380,000	\$ 22,046,345	\$ 6,760,000	\$ 125,941,660	\$ 40,320,000	\$ 9,548,600	\$ 17,807,000	\$ 1,500,000	69,175,600	\$ 195,117,260

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Footnotes describing information that is not in the noted Development Agreement text sections.											
¹ Per DA Section 18.2.2, \$65,509,315 Gap Obligation covers most TIF obligations. \$65.5M Gap Obligation plus \$3.4mm OHSU-Direct Project plus \$3.5mm Bioscience Initiative plus \$1.5mm of Neighborhood Park acquisition & initial improvements equals \$73.9mm TIF obligation.											
² PDOT SDCs: \$6,046,000; Parks SDCs (for Neighborhood Park): \$1,000,000 of committed and available SDCs & \$800,000 additional future Central District SDCs.											
³ For Streetcar to Riverplace - \$2.463mm PDOT land sale; \$5.25mm PDC land sale/loan proceeds from parcels 3 & 8; \$1.367 mm PDC parcel 1 land sale; Streetcar rolling stock valued at \$3.6 million											
⁴ For Streetcar Gibbs to Lowell: \$700,000 City Transportation Operating Fund; For Greenway Improvements, \$2mm Parks contribution (from SDCs purchased by NMI, per Section 6.5.6.3)											
⁵ For Streetcar PSU to RiverPlace: \$787,000 award from FY03 HUD earmark; For Streetcar Riverplace to Gibbs - \$10mm MTIP contingent on Trimet South Corridor funding exchange; For Neighborhood Access Improvements see Footnote 9											
⁶ For SIP Public: \$800,000 FY03/04 VA/HUD award; For Affordable Housing: \$400,000 FY03/04 VA/HUD award, \$450,000 VA/HUD 04/05 award; For Neighborhood Park: \$200,000 EPA award.											
⁷ For Streetcar to Lowell: \$2.1mm ConnectOregon grant & \$660,000 MTIP allocation; for Tram: \$2mm of capitalized state energy tax credits; for Macadam Ave interim improvements; \$2mm ODOT grant											
⁸ Portland Office of Transportation documents for City Council stated the project cost for Streetcar to Lowell at \$14.45M. This total includes street construction in the Central District (included on other lines in this Exhibit) and privately-funded utilities costs.											
⁹ Federal funds are from FHA, SAFETEA-LU earmark. Amount shown assumes that annual % limitation for 2005 is applied to all years (2005 amount is \$1,925,743).											
¹⁰ Transportation Contingency covers unanticipated shortfalls in transportation projects.											
¹¹ In addition to the \$1.8mm for park acquisition, the Bureau of Parks will contribute funds received by the South Waterfront Public Open Space Fund. \$476,662 has been received in this Fund through July 2006.											
¹² OHSU has elected to apply this funding to their Tram obligation.											